



Building Consistency Meeting

Residential

Date: 1/7/09 Recorder and minutes prepared by: Danny Wooten/Jeff Griffin

Staff present: Jeff Griffin, Tim Taylor, Danny Wooten, Ron Featherstone, Steve Kellen, Harold Sinclair, Walt Nash, Darrell McAllister, Rob Ellis, Jimmy Butler, Russ Fisher, David Williams, Mike Brown, Don Sprinkle, Mike Creech, Sam Caulder, Steve Pearson, Mark Wyte, Paul Cupp, TW Anthony, Eric Brown, Michael Johnson, Ron Dishman, Andrew DeMaury, Andy Herring.

Public present: Daniel McBride (Cunnane Group); Greg Sloan/Hans Kasak (**Ryland Homes**); Kevin Ratliff (**Griffin Masonry**); Charles Sofinowski/Darren Price (**M/I Homes**); Lou Salvador/Jeff Dunn (**DR Horton**); Bob Mckee (**Ryan Homes**); Jason Whitener (**Southern Tradition Homes**); Matthew Klapheke (**L&M Const**); Darek Burns (**Essex Homes**); Dave Reynolds (**Bldrs, 1st source**); A. Wynn Yates (**Yates/Starnes Eng**); David R. Schwieman (**DR Schwieman, Inc**); Bill Green/David Piddock (**Barefoot & Co.**); Joseph Murray (**McCar Homes**); Wayne Carter (**J&B Development**); Mary Nash/Jeff Neudecker (**Centex Homes**); Brad Crysler (**John Wieland**); Doug Tino (**DE Tino, Inc**); Beverly Newell (**Sixteen Penny Const**).

Topics/Subject	Decisions/Conclusions/Actions
Old Business	
New 2009 Codes	We received all the 2009 code books on January 21 st and we are at this time taking any plans for review under the new codes. Books are available at: http://www.iccsafe.org/ .
New Business	
Buildings located close to transformers	Electrical Department has come out with an interpretation on transformer location related to building structures. This is more of an electrical issue but several builders have called about this new interpretation and a handout was passed out to the group including an invitation to a lunch discussion on the issue. This issue is still being discussed but may have some impact on wall ratings and openings on certain jobsites. The full Department policy can be found on www.meckpermit.com under electrical services listed on the left side of that main page.
Garage definition	Question has been raised about situation with an attached or detached structure that may have access for vehicle parking. A new interpretation was handed out dealing with the issue of spaces that have roll up overhead doors more than 6' wide that have the potential to be used as a garage area. These spaces will need to be constructed as garage per attached interpretation.
Residential plan review thresholds changed	Being April 1 st 2009 the thresholds for residential projects will be expanded slightly to include detached accessory structures more than 400 square feet or more than 1 story in height. Also any residential structure that has an additional floor level added will require plan review (see attached customer notice).

Remodel vs. new construction	There has been a concern in the past about remodeling that ends up with a structure being torn down past a responsible point where it should be considered a new building structure. The topic was discussed with feedback requested to establish these thresholds. An interpretation on the issue is being drafted and should be available at the next consistency meeting.
New FD tables	<p>The 2009 code has new foundation tables that start with plain masonry construction thru reinforced masonry to a single table for concrete (plain concrete and reinforced). These tables R404.1.1(1-5) were reviewed in the meeting to include a new limitation on crawl space wall unbalanced fill which is 48" and a new bolting requirement for basement walls as found under section R404.1.</p> <p>Foundation walls that meet all of the following shall be considered laterally supported:</p> <ol style="list-style-type: none"> 1. Full basement floor shall be 3.5 inches (89 mm) thick concrete slab poured tight against the bottom of the foundation wall. 2. Deleted 3. Bolt spacing for the sill plate shall be no greater than 36 inches (914 mm). 4. Deleted. 5. Where foundation walls support unbalanced load on opposite sides of the building, such as a daylight basement, the building aspect ratio, L/W, shall not exceed the value specified in Table R404.1(3). For such foundation walls, the rim board shall be attached to the sill with a 20 gage metal angle clip at 24 inches (610 mm) on center, with five 8d nails per leg, or an approved connector supplying 230 pounds per linear foot (3.36kN/m) capacity.
Maximum vertical rise in stairways	<p>There is a new section of code that limits the vertical rise in a stairway this language is found in section R311.5.4.</p> <p>R311.5.4 Landings for stair ways. There shall be a floor or landing at the top and bottom of each stair way.</p> <p>Exception: A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs.</p> <p>A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.</p> <p>The limitation covers all types of stairs and therefore will apply to specialty stairs as well such as circular or spiral stairs. Recent site issue found a spiral stairway that had been constructed with more than a 12' vertical rise and there is no exception under the code for these specialty stairways, landings would be required.</p>

CODE



INTERPRETATION

MECKLENBURG COUNTY

Building Code Enforcement

CODE: 2006 NC RESIDENTIAL CODE

SUBJECT: DEFINITION OF A GARAGE

REVIEWED: RESIDENTIAL CONSISTENCY TEAM

Question:

What constitutes a space as a garage, regardless of attached or detached from main residence?

Code reference:

Section R309 Garages and Carports

Answer:

The code doesn't specifically define a garage other than to indicate it is a space used "for the parking of automobiles or other vehicles". Because of the potential usage of a space that is accessed by an overhead door for the parking of vehicles any overhead door greater than 6' wide shall require the area to be looked at as a garage. The following considerations for garage spaces will apply:

- R309.1 Opening protection (typically doors on attached garages)
- R309.1.1 Duct penetration (no opening from ducts into garages)
- R309.2 Separation requirements (1/2 sheetrock on garage side)
- R309.3 Floor surface (noncombustible and sloping towards entry)
- Table R404.2 (concrete strength 3000 psi for garage floors)

Approved By Gene Morton Date 1/6/09

MECKLENBURG COUNTY
Land Use and Environmental Services Agency
Code Enforcement

TO: Residential Contractors and Designers
FROM: Tim Taylor, Residential Technical Services, Manager
DATE: January 2, 2009
SUBJECT: Residential Drawing Submittal Requirement Changes

Effective April 1, 2009, the residential plan submittal process will implement new requirements for project submittal. Residential projects that meet the following conditions will require plan review:

- Full building review on all townhouse projects, including footprint additions or structural modifications. Although a Master Plan Program is available for townhouse projects per unit, the buildings are not eligible.
- All new one and two family residences.
- Any enclosed addition to the primary residence, which increases the original footprint. This excludes decks and screen porches.
- Interior renovation projects valued equal to or greater than \$175,000
- Projects of unconventional building methods (approved alternate methods or methods outside of the NC Residential Code).
- Increasing the number of levels on a residence
- Accessory buildings exceeding 400 square feet or more than one level.

County Code Enforcement will continue to keep review turn-around times at the current level of three to five day delay for permitting. However, small projects requiring plan review (room additions or accessory buildings 500 sq. ft. and smaller) will be expedited to a 24-hour turn-around to reduce the delay in starting the project.

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